

MODERN OFFICE SPACE TO LET



Third Floor, Woodhead House, 8-10 Providence Street, Wakefield, WF1 3BG

- 2,445 sq ft / 227 sq m
- Open plan with lightly partitioned private offices
- Impressive ground floor entrance foyer with passenger lift
- Bus Station just a short walk away



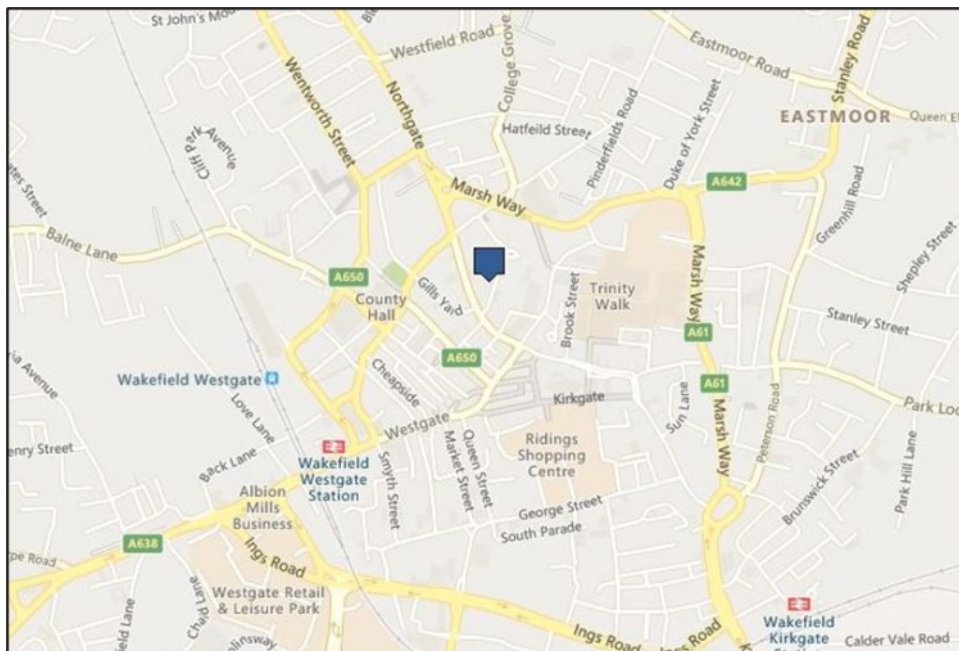
DESCRIPTION

The accommodation comprises a broadly rectangular office which is lightly partitioned to provide a reception area, open plan general office and 4 private offices with a self contained kitchen and Wc facilities. The offices are at third floor within a four storey building known as Woodhead House with the ground floor being occupied by Novus Health.

The Landlord owns a number of car parks around the city centre and is able to offer contract car parking at an additional cost.

LOCATION

Woodhead House occupies a very prominent position on Providence Street just off Northgate. This is a very convenient location, being just a short walk to many of the city centres amenities and positioned close to the bus station. Wakefield city centre is less than 3 miles East of junction 41 of the M1 motorway and less than 4 miles to the M1/M62 intersection. Wakefield's Westgate railway station provides an intercity service with travel to London's King Cross in under 2 hours.



ACCOMODATION

Third floor open plan totalling 227.14 sq m (2.445 sq ft) including kitchen and 4 private offices. Plus WC facilities.

LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be agreed.

RENTAL

£22,000 per annum

RATES

We understand from the VOA website that the property has a rateable value is awaiting to be assessed. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

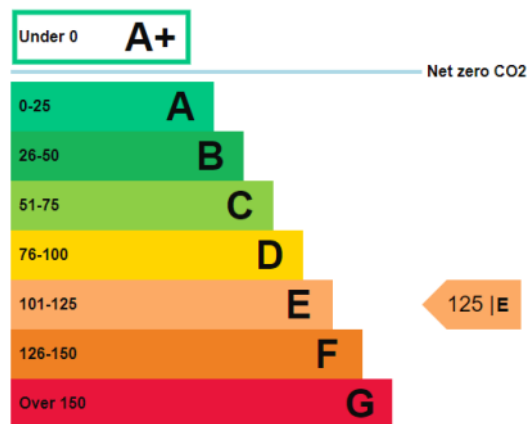
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were prepared February 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.